WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/30/02 15:11 2pgs
Fees:13.00 Taxes:440.30

20020130-0013342

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 319,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January 2002

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Brandon Palmore (NAME)	Columbia National Incorporated (NAME)	MAP 2-12
104 Roanoke Drive (ADDRESS)	7142 Columbia Gateway Drive (ADDRESS)	PARCEL 73
Goodlettsville, Tn 37072 (CITY) (STATE) (ZIP)	Columbia, MD 21046 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Patricia M. Hackett and Morris D. McCool, Jr

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Brandon Palmore

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Lot No. 14 on the Plan of Ranchwood Estated, Section II, Goodlettsville, Tennessee and of record in Plat Book 3600, Page 67, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a more complete description thereof.

Being the same property conveyed to Selma L. McCool by Warranty Deed from Mitchum W. Greer and wife, Dorothea C. Greer of record in Book 4288, Page 599, Register's Office for Davidson County, Tennessee, the said Selma L. McCool having since died leaving Patricia M. Hackett and Morris D. McCool, Jr., as her heirs at law by Affidavit of Heirship of record in Instrument #20010419-0038783, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF RANCHWOOD ESTATES, SECTION II, AS OF RECORD IN PLAT BOOK 3600, PAGE 67, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 104 Roanoke Drive, Goodlettsville, Tn 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 29th day of January 2002

Patricia M. Hackett
Patricia M. Hackett

Morris D. McCool Jr By
Morris D. McCool, Jr
Patricia M. Hackett, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ **Cheatham**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia M. Hackett ~~and [illegible]~~

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Joelton, Tennessee, this 29th day of January, 2002.

Commission expires March 23, 2002

Notary Public

STANIEL L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 23, 2002

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF CHEATHAM

On this 29th day of January, 2002, before me personally appeared Patricia M. Hackett, to me known to be the person who executed the foregoing instrument on behalf of Morris D. McCool, Jr., and acknowledged that she executed the same as the free act and deed of the siad Morris D. McCool, Jr.

Witness myhand and official seal at Joelton, Tennessee, this 29th day of January, 2002.

My Commission expires: 3/23/2002

Notary Public

STANIEL L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 23, 2002